

## 30 Henryville Meadows, Ballyclare, BT39 9FY



- Modern Semi Detached
- 3 Bedrooms
- 1+ Reception
- Cul De Sac Position
- Open Aspect To Front
- Open Plan Shaker Kitchen With Dining Area
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent First Time Buy

**PRICE Offers Over £159,950**

*Positioned within a quiet cul de sac in the popular Henryville development in Ballyclare. This well presented 3 bedroom semi detached enjoys an open aspect and well planned living layout comprising Shaker kitchen in Beech effect finish and modern 4 piece family bathroom. Externally there are excellent parking facilities and a large private enclosed garden. An excellent purchase for first time buyers an early viewing is recommended.*

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Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

Front door into:

#### WELL PRESENTED SPACIOUS ENTRANCE HALL

Tiled floor. Under stair storage cupboard

#### LOUNGE 17'3" x 11'6"

Attractive modern fireplace with polished granite inset and wooden surround. Laminate flooring. Twin doors into:

#### OPEN PLAN LIVING/KITCHEN/DINING AREA 18'6" x 11'7"

Equipped with a comprehensive range of Beech effect fitted shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with 4 ring hob and overhead extractor fan housed in stainless steel canopy. Space for freestanding fridge / freezer. Plumbed for washing machine. Part tiled walls and tiled floor. Double glazed patio door to garden

### FIRST FLOOR

#### BEDROOM 1 12'9" x 11'3"

At max. Beech effect laminate flooring

#### BEDROOM 2 13'6" x 8'6"

Beech effect laminate flooring

#### BEDROOM 3 9'9" x 7'3"

Presently used as dressing room. Built in wardrobe. Beech effect laminate flooring

#### MODERN WHITE 4 PIECE FAMILY BATHROOM

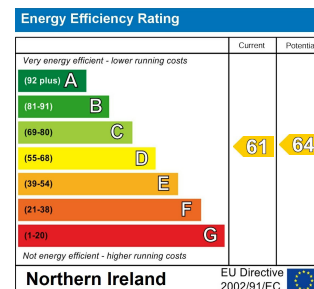
Comprising low flush w.c, panelled bath with telephone shower attachment and tiled splashback. Pedestal wash hand basin, quarter rounded fully tiled shower enclosure. Tiled floor

### OUTSIDE

Neat well maintained garden to front in lawn

Driveway to side with space for a variety of vehicles

Large private enclosed garden to rear screened by perimeter fence and part paved patio area.



### IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

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